

**CITY OF SHOREVIEW
AGENDA
CITY COUNCIL WORKSHOP MEETING
MAY 9, 2016
7:00 P.M.**

1. JOINT DISCUSSION WITH EDA AND EDC –
ECONOMIC DEVELOPMENT WORK PLAN GOALS & PRIORITIES
2. UPDATE/REVIEW RICE STREET/I-694 INTERCHANGE
IMPROVEMENTS (RAMSEY COUNTY)
3. OTHER ISSUES
4. ADJOURNMENT

Memorandum

To: Mayor and City Council
Economic Development Authority
Economic Development Commission

From: Tom Simonson
Assistant City Manager and Community Development Director

Date: May 6, 2016

Re: Discussion of Economic Development Work Plan Goals & Priorities

The Economic Development Authority (EDA) and Economic Development Commission (EDC) will be participating in a joint meeting with the City Council at the workshop on Monday, May 9th at 7:00 p.m. to discuss business and economic development work plan goals and priorities. It has been a goal for the EDA and EDC to get together at least once a year to review respective work plans, review missions and roles, and identify major goals and initiatives with City Council.

The Economic Development Commission has already reviewed and updated their proposed work plan for 2016-2017. The EDC is recommending a focus on the Business Retention & Expansion (BRE) Program including a goal of conducting business visits, developing a resources packet for business retention and attraction, and continuing and broadening our business outreach.

The Economic Development Authority has not yet updated their two-year work plan, but will do so after this joint meeting discussion and input from the City Council and EDC.

To assist with the discussion, staff has identified a number of issues and projects that should be considered when establishing top work plan goals and priorities, including:

- **Business Closures/Departures** – work with property owners to seek and attract quality businesses to vacant properties
 - DJO Global shutdown of the EMPI Division based in Shoreview will result in a loss of several hundred employees and the large building (90,000 square feet+) at 599 Cardigan Road will be vacant.
 - Land O' Lakes recent announcement of an expansion of their Arden Hills headquarters campus will result in the relocation of over 800 employees now in two leased buildings in the Shoreview Corporate Center.

→ **Business/Economic Development** – facilitate preferred development of several key vacant commercial properties, and also pursue businesses that meet community demands such as additional restaurants

- Vacant 18.5 acre property in the Rice Creek Corporate Park currently owned by Children’s Health Care is being marketed for development. Ryan Companies has a purchase option and is pursuing potential business development.
- Vacant 10 acres of land in the Shoreview Business Campus along Lexington Avenue is being marketed for development.
- Vacant 12 acre parcel owned by the City at the former Ramsey County Public Works maintenance facility at Rice Street and I-694 may have redevelopment opportunity as part of the planned upgrades to the interchange.
- Continue efforts to pursue and attract new restaurants to the community.

→ **Redevelopment** – continue long-range planning and efforts to redevelop key areas in the community that are considered underutilized, blighted, or outdated

- 1005 Gramsie Road Building (Shoreview Corporate Center)
- Shoreview Village Mall
- Shoreview Town Center
- BRE Investment Strategy (older industrial properties)
- Highway Corridors Transition Study Areas (incorporate into Comprehensive Plan)

As background, the following documents are included for your review:

- Economic Development Annual Report for 2015
- EDA 2015-2016 Work Plan (not yet updated)
- EDC 2016-2017 Work Plan (updated draft)
- BRE Program – Business Visits (updated)
- Information Summaries on Key Development/Redevelopment Sites

2016 BRE Program Update

BRE Program

The City of Shoreview has established a Business Retention and Expansion Program (BRE) with a renewed focus on building stronger relationships with our key businesses in the community. The following has been identified some of our most important Shoreview businesses. A team of City representatives comprised of at least the Mayor, a City Council member, Economic Development Commission member visit key representatives of the business to learn more about the company's issues, concerns and plans for growth so that the City can be in a position to better assist and help the business continue to succeed in our community.

BRE Businesses Visits NOT Completed

Ally Financial Services

Antea USA, Inc

Deburring Inc.

Land O' Lakes

Mark Manufacturing

Production Systems Inc.

BRE Business Visits Completed (2008-2015)

Allied Generators	(2013)	Nardini Fire Equipment Co. *	(2009) (2010)
American Metro	(2013)	PaR Nuclear Westinghouse	(2008) (2010)
Cummins Power Generation	(2012)		(2012)
Deluxe Corporation	(2010)	PaR Systems	(2009) (2010) (2012)
Dymedix Corporation	(2010)	Fiserv Corp. (Personix)	(2008)
DJO (Empi)	(2008)	Promet International	(2105)
Hed-Cycling*	(2102)	Schwab-Vollhaber-Lubratt	(2014)
Hill-Rom	(2008)	Stillwater Express Solutions	(2014)
Key Medical Supply	(2010)(2015)	Summit Machine	(2015)
Lion Precision *	(2012)	Torax Medical	(2015)
Mead Metals *	(2010) (2012)	TSI Incorporated	(2010) (2012)
MSP Corporation	(2008)	Weber Electric	(2010)
Multi-Clean *	(2010)	Wells Fargo	(2009)

Highlighted = Planned 2016 Visit

~~stricken~~ = no longer a Shoreview company

* = Economic Gardening Program Participant



Economic Development Annual Report

Economic Development Authority
&
Economic Development Commission

2015

ECONOMIC DEVELOPMENT

2015 Annual Report

Organizational Structure

Recognizing that Shoreview was reaching a stage of maturity as a nearly fully developed community, the City established new strategies for fostering continued economic growth. While still seeking to attract quality business that provide good jobs and services to the community, there is now an added focus on retaining and growing our existing key businesses that serve as the economic foundation for the high quality of life in Shoreview. Additionally, the City has developed long-range vision and seeks opportunities for potential redevelopment of older commercial areas. To achieve the goals of this new strategy, the City Council adopted policies and mechanisms which have enabled the City to be proactive and also effectively take actions to facilitate business growth, redevelopment, housing diversity and reinvestment, and retail services desired by the community.

Critical to these efforts is the work of the Economic Development Authority and Economic Development Commission, two advisory boards providing policy input to the City Council on business and economic development matters. The City Council, Economic Development Authority and Economic Development Commission all work together to ensure that Shoreview maintains a strong, healthy, and positive climate that promotes and fosters continued economic development, business growth and reinvestment in the community.

ECONOMIC DEVELOPMENT AUTHORITY

The Shoreview EDA is a five-member board appointed by the City Council. It consists of 3 members of the City Council and 2 at-large members from the community. The City Council as a whole retains final decision-making authority on all financial and budgetary matters of the EDA.

The mission of the Shoreview Economic Development Authority is to facilitate economic growth by supporting existing businesses, foster reinvestment in residential neighborhoods and commercial areas, and promote the creation of new business, employment and housing opportunities in order to sustain and enhance the economic vitality and quality of life in the community.

In 2015, the appointed members of the Shoreview EDA included:

Emy Johnson, President (Council member)
Sue Denkinger, Vice President (At-Large)
Shelly Myrland, Treasurer (At-Large)
Terry Quigley, (Council member)
Sandy Martin, (Mayor)

At their annual business meeting and in accordance with the governing by-laws, the EDA elected the following officers for 2015:

Emy Johnson – President
Sue Denkinger – Vice President
Shelly Myrland – Treasurer

Serving as Executive Director to the EDA is Assistant City Manager and Community Development Director, Tom Simonson. City Planner Kathleen Castle, and Nicole Hill, Economic Development and Planning Associate, also provide support and assistance to the EDA. The EDA also utilizes the services of Kirstin Barsness of Barsness Consulting and Robert Deike of the Bradley & Deike Law Firm.

The Shoreview EDA regularly meets at 5 p.m. on the 1st Monday of each month before City Council Workshop meetings in the Council Chambers at Shoreview City Hall.

ECONOMIC DEVELOPMENT COMMISSION

The Shoreview EDC is a 9-member advisory board appointed by the City Council. EDC membership includes both residents and business owners of the community. In 2015, the EDC celebrated its 300th official business meeting since it was created in 1988.

The mission of the Shoreview Economic Development Commission is to support the City Council to retain, expand and recruit diversified business development which provides varied and broad job opportunities for the purpose of maintaining the community's high quality of life.

In 2015 appointed members of the Shoreview EDC included:

Josh Wing, Chair
Sue Denkinger, Vice Chair
Jim Gardner
Dave Kroona
Jason Schaller
Mike Tarvin
Jeff Washburn
Jonathan Weinhausen
Kirk VanBlaircom

Reappointments – At their first meeting of the year, the City Council made advisory committee and commission reappointments including new three-year terms for the following members of the Economic Development Commission:

Jason Schaller
Jonathan Weinhausen

Election of Chair and Vice Chair – Each year pursuant to the establishing ordinance, the Economic Development Commission must formally vote to select members to fill the roles of Chair and Vice Chair. The EDC voted to appoint Josh Wing to serve as Chair and Sue Denkinger to serve as Vice Chair.

The Shoreview EDC regularly meets from 7:30 to 9:00 a.m. on the 3rd Tuesday of each month at Shoreview City Hall. Meetings are open to the public.

Economic Development

New Business and Development Projects

Ally Financial Services

The City of Shoreview worked closely with officials from the Minnesota Department of Employment and Economic Development (MnDEED) and GreaterMSP, along with the property management firm acting on behalf of the ownership group of the Shoreview Corporate Center, in securing the relocation and expansion of Ally Financial Services to occupy a large portion of the 4000 Lexington Avenue building on the business campus.

The City also established a special business permit parking zone along Chatsworth Street, on the eastern edge of the business campus, to accommodate the parking needs of Ally Financial and help facilitate their move to Shoreview.



Ally Financial is a national financial services company primarily serving the areas of auto financing, online banking, and corporate finance businesses. The company consolidated and relocated 150 current employees to the facility, with a plan to create an additional 250 jobs by 2017. The company invested \$6.5 million in building upgrades and other costs associated with the move to Shoreview. Ally Financial occupies about 60,000 square feet of lease space at the 4000 Lexington Avenue building within the Shoreview Corporate Center.

MnDEED provided support for the relocation and expansion through the Minnesota Job Creation Fund, with Ally Financial being awarded \$648,301 in State funding assistance. The EDA and City Council adopted a resolution in support of the Job Creation Fund application. According to State officials, Ally Financial was considering several other states for locating this operation, but preferred the Shoreview site because of the location and workforce.

City and County Credit Union

City officials including Mayor Martin helped celebrate the grand opening of the City and County Credit Union at a ribbon-cutting ceremony on January 15, 2015. The new facility is located at 1011 Red Fox Road, and was the final phase of the retail development that includes Trader Joe's and a retail center.



Kowalski's Market

Throughout 2015, the EDA worked closely with Oppidan Development on a redevelopment plan for the vacant Rainbow Foods grocery store (closed in July 2014) property at the northwest quadrant of Highway 96 and Hodgson Road. Kowalski's Market, a quality Twin Cities-based grocer, formally applied for a major renovation project of nearly \$20 million in new investment for property acquisition and the re-use of the existing 68,000 square foot building for a new grocery store and other related company operations.



The new Kowalski's Market will include a Wine Shop, Starbucks, and Cooks of Crocus Hills store, along with all the other offerings provided in their grocery stores throughout the Twin Cities region (the Shoreview store would be the 11th Kowalski's Market to open). Kowalski's would also consolidate operations from other locations and create a new central facility for their bakery, kitchen, and catering operations. The grocery-related components would take approximately 25,000 square feet of the 68,000 square foot building, with the remainder being re-purposed for the company operations.



The grocer expects to employ nearly 125 full-time and part-time positions for the grocery market, and another 60 full-time jobs associated with their bakery, catering and production operations that will be relocated from another community to the Shoreview site.

Kowalski's identified a funding gap in seeking City financing assistance to make the project feasible, based on the sale price of the property as well as the significant renovation costs associated with updating an obsolete 20-year old "big box" building. The EDA received and supported an application request for financing assistance in support of bringing Kowalski's to the community, and facilitating reinvestment of a key commercial property.

Another critical issue for the redevelopment project to move forward is the need for a free left-turn lane access into the site from east bound Highway 96. Kowalski's has indicated that the left-turn access is essential and a deal-breaker to the project, if not approved. A traffic analysis was prepared by the developer, and Ramsey County has given their approval of the added turn lane.

Additionally, the proposal included a separate parcel in the existing parking lot area near Highway 96 that would be sized to support a 6,000 square foot freestanding retail use. The retail pad is being marketed through the existing property owner Sidal Realty, and Kowalski's will be acquiring the remainder of the property.

Hampton Inn (Best Western Plus) and Green Mill Renovation

Work has been completed on major renovations to the Green Mill restaurant and Hampton Inn hotel in Shoreview. The property owner is converting the hotel to a Best Western Plus brand in 2016. The hotel has undergone significant upgrades to interior spaces including guest rooms and renovated/expanded banquet space. The Green Mill was also redesigned and now has a much larger outdoor patio space. The property has also been rebranded as the North Metro Meeting & Event Center as part of this improvement project.



Raising Cane's

Raising Cane's held a grand opening event on October 8th to celebrate their new Shoreview restaurant located near Super Target on Lexington Avenue. Members of the City Council, EDA and EDC were on hand to help with the celebration. The restaurant chain is very popular in the South and growing in the Midwest. According to Raising Cane's, this is their 238th store in the United States and just the 3rd in Minnesota.



Shoreview Library

Construction began on a new Ramsey County regional library in the Shoreview Commons, near the northeast corner of Highway 96 and Victoria Street. The new \$15.8 million Shoreview Library is being designed as a regional library, and will include public library service area, community space, and administrative offices for the overall County Library system (currently located in the existing library). The existing library building is being purchased by the Mounds View School District from Ramsey County, and will be renovated to accommodate their district administrative services.



The new Shoreview Regional Library will be a modern designed facility of approximately 38,000 square feet. The existing library will continue to operate throughout the construction until closing in December, 2016 to move materials over to the new regional library for opening in January of 2017. It is expected that the Mounds View School District would take possession of the existing library building in early 2017, and then proceed with their plans for tenant improvements.

POTENTIAL DEVELOPMENT PROJECTS

Children's Hospital Site

Children's Health Care (Children's Hospital) is actively marketing for sale their 18.56 acre vacant parcel within the Rice Creek Corporate Park. The site is the largest remaining vacant commercial parcel within the City. Children's has owned the property since 2001, when they were planning a north metro medical campus, which they decided not to pursue. The City was approached by representatives of both Children's Health Care and the commercial broker engaged by Children's, along with a prospective business development interested in the site for office/flex space. The restrictive covenants adopted for the overall PUD guiding development of the corporate campus restricts the Children's property to office type uses. Children's representatives suggest that the current development market, especially in the north metro area, is very strong for business/office flex space. Conversely, they believe the market is weak for corporate office space. The EDA, along with the City Council and Planning Commission, are considering a policy issue that could allow for greater development flexibility (similar to the majority of the other buildings in the Rice Creek Corporate Park) for the largest remaining vacant parcel in the community available for development. Benefits to allowing for business park type uses could be the ability to attract new businesses or retain existing growing companies by providing new office/flex tenant spaces that are generally lacking in the city.



Shoreview Corporate Center

In a multi-million dollar transaction, Eagle Ridge Partners reacquired the Shoreview Corporate Center complex located along Lexington Avenue between County Road F and Gramsie Road. Eagle Ridge Partners had previously owned the property 16 years ago, and at that time rebranded the campus to the Shoreview Corporate Center. The Shoreview Corporate Center consists of 5 separate buildings totaling 553,000 square feet of space. The 35-acre campus includes Land O' Lakes Corporation operating out of the 1050 and 1080 County Road F buildings with approximately 850 employees, and Hill-Rom Corporation located in the 1020 County Road F property with about 400 employees. Ally Financial Services is currently moving into the 4000 Lexington Avenue building.



Since the property acquisition, the City has been working with Eagle Ridge Partners on the potential redevelopment or major renovation/repurposing of the 1005 Gramsie Road building, the largest of the buildings on campus at 160,000 square feet. Eagle Ridge Partners plan to undertake significant reinvestment in the property to modernize the campus.

The City has also had discussions with the ownership regarding other potential improvements to the business campus in order to retain existing businesses and attract new companies to vacant spaces. While there have been substantial interior improvements in certain buildings over the years made by existing tenants, there have not been much overall reinvestment in the properties and providing sufficient parking has also been a challenge. National corporations including Land O' Lakes and Hill-Rom have been long-time tenants, and it would be the goal to retain these companies and also attract new quality businesses such as Ally Financial Services.

Shoreview Business Campus

The City is working with commercial real estate broker representing the ownership of the Shoreview Business Campus, on their interest in selling and developing the remaining 10-acres of vacant land within the project site. Shoreview Business Campus is located along Lexington Avenue between County Road F and Victoria Street (just south of the Weston Woods townhouse neighborhood, north of Shoreview Hills Apartments and east of Boston Scientific). The original Shoreview Business Campus as approved as a planned unit development business park of three buildings, but only the first phase was constructed. The remaining land was placed in a conservation easement, and now appears to be unencumbered allowing for potential development. The existing 50,000 square foot multi-tenant building includes the Allina Clinic, Courage-Kenny Sports & Physical Therapy, and Torax Medical.



STRATEGIC INITIATIVES

Highway Corridor Transition Study

At the direction of the EDA, in 2014 the City engaged the services of a consultant group headed by the planning firm HKGi to evaluate key corridors within the community that may transition from one type of land use to another. The Highway Corridors Transition Study was undertaken to evaluate the long-term potential for properties, particularly single-family homes in five study areas. The 2011 Housing Action Plan recommended the study be completed to evaluate the impact that noise, traffic volumes, and speeds may have on the long-term viability of homes along the arterial highways of Hodgson Road, Rice Street, and Highway 96. The study was intended to evaluate the redevelopment potential along the corridors, as well as identify strategies to support the long-term land use plan for the area. The five areas selected for the study included:

- The area around the intersection of Hodgson Road and County Road J
- The area around Hodgson Road and Tanglewood Drive

- Highway 96 from the Shoreview Commons Civic Campus to Mackubin Street/Snail Lake Boulevard
- Hodgson Road from Highway 96 to Gramsie Road
- Rice Street around Interstate 694

The year-long study process included work sessions and input from the City Council, Economic Development Authority, and Planning Commission. The Highway Corridors Transition Study was completed and accepted by the City in 2015, with the study findings and recommended actions to be used as a guide for future redevelopment and land use policy changes to be considered with the update of the City's Comprehensive Plan that is to be completed by 2018.

Retail and Restaurant Analysis

McComb Group, Ltd. was engaged by the Shoreview Economic Development Authority to prepare two separate but related studies to identify current market conditions and actions the City could take to attract more quality sit-down restaurants to the community, and a new grocer or other desired retail uses for the Rainbow Foods property.

The objective of this engagement was to identify the City's ability to accommodate the site location and trade area requirements for a sit-down restaurant. The findings of the market analysis were also utilized by the City to promote and seek a high quality grocery store to come to the community.

Four areas were evaluated and identified as having the greatest potential to support a casual dining restaurant, including:

- Lexington and I-694
- Rice Street and I-694
- Lexington and Highway 96
- Hodgson and Highway 96

The completed market research indicated sales potential to support appropriately sized casual dining restaurants in Shoreview. A new restaurant in one of the retail areas in Shoreview would be likely to perform at the upper end of the sales range due to trade area affluence and minimal nearby competition. The study also indicated that securing a restaurant at one of the identified locations is also impacted by availability of land or building space, and potentially the need for overall redevelopment to occur to create the desired amenities usually found with dining establishments such as housing density, pedestrian and vehicular access, and nearby services and attractions.

BRE/Targeted Investment Strategy

The EDA authorized a special study initiative to link companies identified as having expansion needs ascertained through the Business Retention and Expansion (BRE) Program with redevelopment opportunities. An issue that has been identified through the work of both the EDA and EDC as part of the BRE Program is that much of the City's available industrial and business park multi-tenant facilities are older, especially along the I-694 corridor and generally lack some of the critical building amenities desired in today's market. Older industrial/business park space, combined with a lack of vacant property, creates a challenge for the City to retain and attract businesses seeking new space to grow.

Goals for the assessment is to develop a Targeted Investment Strategy, allowing for Shoreview to focus simultaneously on linking key businesses that need additional space for expansion with areas within the City that have the highest potential for redevelopment.

Developing the Targeted Investment Strategy requires the fusing of two separate activities:

1. Expand the level of interaction with both the BRE Companies, plus current and past participants involved in the Economic Gardening Program. These two clusters represent the highest concentration of future business growth for the City of Shoreview. In 2015, a new survey was developed to gather information specific to possible expansions of local businesses.
2. An assessment of possible commercial and industrial investment opportunities within Shoreview, evaluating key commercial areas. In 2015 the focus was on the research and assembly of information for the six Targeted Investment Areas (TIAs). Utilizing manufacturing, light industrial or warehousing use as the criteria for inclusion in the study, the locations identified as TIAs include: Cardigan Road, County Road E West, Highway 96, Shoreview Corporate Center, Shoreview Business Center, and Rice Creek Corporate Center. As a task, the data collection is detailed. There are 77 parcels and for each parcel there are 34 data points.

The next step planned for 2016, will be to identify critical sites for redevelopment and business development potential. BRE companies will be contacted for survey regarding expansion needs. The two data sets will be linked allowing the City a database of both expansion sites and companies in need of space.

Business Retention Visits

In 2008, the City established a strategic plan for fostering continued economic growth by focusing on retaining and growing existing key businesses. Through the adoption of the *Shoreview Business Retention and Expansion (BRE) Program*, the City developed comprehensive and proactive strategies to strengthen relationships with the local business community, especially key landmark and emerging companies deemed critical in providing significant jobs and economic tax base that benefit the overall quality of life in Shoreview.

The *Shoreview BRE Program* was adopted by the City Council, with the work to implement and carry out the program actions charged to the advisory Economic Development Commission. Central to the *BRE Program* is regularly communicating and visiting with our key businesses to ensure that there are positive relationships and the City is positioned to actively and aggressively respond to business needs to retain and grow these companies in Shoreview.

Teams consisting of the Mayor, City Council members, Economic Development Commission members, and City staff have conducted over 30 in-person visits over the past several years. A number of these business visits have resulted directly in business retention and expansion projects through private-public partnerships developed between the City government and our businesses.

In 2015, the City Council, EDC and EDA members, and City staff conducted visits to the following businesses:

- Key Medical Supply
- North Metro Meeting & Event Center
- Summit Machine
- Torax Medical

FINANCIAL PROGRAMS

Special BRE Legislation/BRE Loan Fund

The City staff continued to market the BRE loan program and special legislation to local companies exploring expansion opportunities in the community. The City received legislative approval back in 2014 for a “Shoreview Tax Increment Pilot Project”, which allows for the establishment of up to three special Economic Development Districts for an extended period of 12 years and create a special business retention and expansion fund from both existing and future tax increment resources that can be used to assist with grants and loans to existing local businesses with expansion needs that will create good quality jobs. The City will have this special authority to develop and implement a pilot program for a period of 5 years.

As part of the special legislation for a new Business Retention and Expansion (BRE) Tax Increment Financing (TIF) District, the City of Shoreview has the ability to create a new BRE Fund. This fund is a separate entity from the BRE Tax Increment District. Under the Special Legislation Statute, the City can create up to three (3) BRE Tax Increment Districts where 20% of the increment collected (pooled) can be receipted in the BRE Fund.

The BRE Fund will be used to provide loans to qualifying businesses looking to expand and create jobs. The EDA and City Council unanimously adopted an amended and updated business loan policy called *Advantage Shoreview Business Loan Program* consistent with the special legislation. The special BRE TIF Districts and BRE Fund is available to local companies looking to expand and add jobs in the next few years.

Tax Abatement Policy

Over the course of several recent meetings, the EDA has discussed the financial tool of tax abatement as a potential use by the City in the future to support redevelopment goals, including the potential use of a local abatement to assist with the redevelopment of the Rainbow Foods property. The consensus of the EDA was the tax abatement could be a useful and necessary financing tool that could assist with the City’s economic development and redevelopment goals.

The EDA and City Council reviewed and adopted a new Tax Abatement Policy. The Policy is similar to the Tax Increment Financing Guidelines/Policy the City has had in place for a number of years. Both policies are created to help provide guidance to developers and/or businesses on the parameters of the City’s use of these financing tools, but each project will continue to be considered on the specific merits and demonstrated need for public financial assistance.

Financial Assistance Program Applications

Economic development staff revised the City’s business assistance application forms to incorporate tax abatement as a financing option to request besides tax increment financing (depending on the specific project purpose, need, and eligibility). Updates were made to all the application forms and are collectively known as the “Business Assistance” Applications. Copies of the Policies for Tax Abatement, Tax Increment and corresponding applications are available through the Community Development Department.

BUSINESS OUTREACH

EDC “On the Road” On-Site Business Meetings

To continually increase connectivity to Shoreview businesses, the EDC endeavors to hold a few of their monthly meetings on-site at local companies. Typically, these meetings allow local businesses to showcase their companies, products and talent with questions and interaction from the EDC. In 2015, the EDC held their October meeting at the newly refurbished and renovated North Metro Meeting and Event Center, which included a tour of the major improvements to the Hampton Inn (soon to transition to a Best Western Plus brand) and the Green Mill restaurant. In December, Key Medical Supply (a BRE company) hosted the group and provided an informative tour of their facility in Rice Creek Corporate Park.

Economic Development Tour

In the fall of 2015, the City Council, EDA and EDC members participated in a staff guided bus tour of 13 different development sites within Shoreview. For each site, the status/issues were highlighted, along with an overview/summary of the site in relation to key City studies or policies on business retention and redevelopment. Policy questions were identified by staff for future discussion by the decision-making boards.

Small Business Workshops

The EDC and staff developed and hosted a Small Business Workshop on May 14th at the Shoreview Community Center. The workshop focused on the recruitment and retention of employees and featured a panel discussion of human resources and employment specialists. Panelists included representatives from MnDEED, Greater MSP, Manpower, and Land O’ Lakes Corporation. The Saint Paul Area Chamber of Commerce adopted this program as their May meeting of the Arden Hills-Shoreview

Business Council and helped with advertising the workshop. The event was also promoted through press releases, social media, the Business Matters newsletter, direct mailing to local businesses, and emails to key businesses.

Towards the end of 2015, and on behalf of the EDC, City staff began working with the City of Arden Hills, Vadnais Heights Economic Development Corporation, and Saint Paul Area Chamber of Commerce on developing a jointly sponsored business workshop series. All of the parties have hosted similar seminars in recent years with various levels of success in turnout, and by joining together we can combine our marketing resources including online registration and outreach of the St. Paul Chamber to hopefully generate more interest and provide greater benefit to our respective business communities covering topics that are important to their growth needs and success. The first joint sponsored event was planned for March, 2016.



SMALL BUSINESS WORKSHOP:
TALENT RECRUITMENT AND RETENTION STRATEGIES

Would you like to know more about attracting and retaining employees? Please mark your calendars for May 14th! We will have a panel of experts on hand to cover the ins and outs of recruitment and retention in the changing work environment as well as answer your questions.

Panelists Include:
Jeremy Hanson Willis - Deputy Commissioner for Workforce Development at MN DEED
Matt Lewis - Strategy Manager for Greater MSP
Jacquelyn Carpenter - Regional Director for Manpower
Abby Webber - Senior Recruiter for Land O' Lakes
Moderated By: Meghan Murphy - Co-Executive Director for Pollen

For more information, please visit our website at:
www.shoreviewmn.gov/smallbusinessworkshop

FREE EVENT
THURSDAY, MAY 14TH
8:00 AM - 10:00 AM

SHOREVIEW CITY HALL

CONTINENTAL BREAKFAST
WILL BE PROVIDED

Shoreview Business Exchange

As part of on-going communication and networking, the Economic Development Commission and City Council hosted two Shoreview Business Exchange events. These events are open to all Shoreview area businesses and offer an opportunity for interaction between the private and public sectors. There typically is not a formal meeting or agenda focus, but the primary purpose is to foster open communication between City officials and members of the business community in an informal social and networking setting. The spring/summer Shoreview Business Exchange was held on June 4th at the Hilton Garden Inn. The fall/winter event took place on December 9th at the North Metro Event Center located in the Hampton Inn.



Shoreview Business Matters Newsletter

The Spring/2015 edition of the Shoreview Business Matters newsletter included information on the City's BRE program and special TIF legislation we were granted by the State, a spotlight article on local business Stillwater Express, a reminder on the City's new temporary business sign regulations, and promotion of the Small Business Workshop.

The Fall/2015 edition included articles on the Interstate 694 third lane addition between Rice Street and Lexington Avenue, an introduction to the Economic Development Commission Mission and members, an information piece related to state mandated business recycling requirements, and a spotlight on Torax Medical, a local manufacturer.

PARTNERSHIPS

MnCAR

Shoreview joined the Minnesota Commercial Association of Real Estate/Realtors (MNCAR). The organization is the pre-eminent commercial real estate brokerage organization in Minnesota. They provide members with a collaborative community of real estate professionals, information and research like commercial real estate listings in Minneapolis, Saint Paul, the Twin Cities and all of MN through the MNCAR Exchange. City staff utilizes this information to follow market trends and assist in promoting and attracting businesses to properties that are available for sale or lease in Shoreview.

Xceligent

Through the City's partnership with Greater MSP and their business retention program tracking service, Shoreview receives access to the Xceligent database. Xceligent is a leading provider of verified commercial real estate information across the United States. The database includes a comprehensive inventory of commercial properties, buildings available for lease and sale, tenant information, sales comparables, historical trends on lease rates and building occupancy, market analytics, and demographics. This information was used to complete the research for the City's BRE and Targeted Investment Strategy, and provides another tool for the City to assist our valued local businesses.

Area Chambers of Commerce

The City maintains relationships with both the Saint Paul Area Chamber of Commerce and the Twin Cities North Chamber of Commerce, both serving the North Metro area. The City and Chambers of Commerce have formal services agreements, where the City receives assistance with business support, retention, and promotion, as well as providing our businesses access to training opportunities and events. Both Chambers have partnered with Shoreview in establishing a joint business workshop series starting in 2016.

Transportation Funding Support

The communities of Shoreview, Arden Hills and Little Canada lobbied the 2015 legislature and rallied local business for support to secure funding for Rice Street bridge replacement and I-694 interchange upgrades. City staff coordinated a letter writing effort of key local businesses to support funding of this important public improvement. The City was part of a coordinated public/private lobbying effort to successfully receive State funding through the "Corridors of Commerce" program that will add lane capacity along I-694 through Shoreview from Lexington Avenue to Rice Street. Work will begin on this project in 2016 with completion the following year.

The City is also participating in a joint funding effort to develop preliminary design plans for improvements to the Rice Street Bridge at I-694. The cities of Shoreview, Little Canada and Vadnais Heights, along with Ramsey County is developing the plans to make the project "shovel ready" in an effort to gain funding approval during the 2016 Legislative session. Shoreview has agreed to provide up to \$100,000 towards the plan development effort.

Housing

HOUSING PROJECTS

Applewood Pointe

Applewood Pointe of Shoreview, an upscale senior cooperative building has been completed and opened in early October of 2015. The 77-unit three-story project was a redevelopment of the former Kozlak's Royal Oak restaurant property at the southwest corner of Tanglewood Drive and Hodgson Road. The developer was United Properties, which has developed a number of senior cooperatives in the Twin Cities under the "Applewood" concept. According to the developer, all units have been sold.



Elevage Development (I-694 & Rice Street)

Elevage Development Group formally applied for a Planned Unit Development approval for an upscale mixed-use housing and retail redevelopment at the northwest corner of County Road E and Rice Street. The project involves the tear down of the old retail center property, as well as three adjacent single-family residential properties that were all acquired by the developer. The \$30 million dollar development includes a multi-story high end market rate rental apartment building of 134 units with underground parking, first floor restaurant and retail spaces, and 14 luxury rental townhomes. The developer also applied for tax increment financing to assist with the redevelopment project. The developer hopes to receive formal approvals over the winter and begin construction by spring of 2016.



Villas of Shoreview

In 2015, the City approved site and building plans for an addition to the Shoreview Senior Living campus along Hodgson Road, for a separate 31-unit market rate high end senior apartment building that would complement the existing senior housing mix on the property. The first phase of the Shoreview Senior Living complex was completed in 2012. The project, located on Hodgson Road north of Highway 96, currently has 105-units of mixed congregate, assisted living, and memory care apartments. Construction is expected to begin in the spring of 2016.



Single-Family Housing Development

- **Autumn Meadows** – All of the 25 lots have been sold in the Autumn Meadows subdivision developed by Pulte Homes. The single-family residential project, located in northern Shoreview near the north water tower, will consist of homes ranging in price from \$450,000 to \$650,000.

- **Owasso Beach** – Premier homebuilder Zawadski Homes received City approval in 2015 and began construction of improvements for a 10-lot luxury single-family residential project called Owasso Beach in southern Shoreview. Grading and utility work was completed in 2015, with the public road extension and house construction expected to begin by spring of 2016. Homes will be priced in the \$450,000 to \$700,000 range.

HOUSING PROGRAMS

Shoreview Home Improvement Loan Program

In spring 2015, the Economic Development Authority discussed the existing Home Improvement Loan Program and with their direction, staff worked on re-marketing it to raise awareness. The marketing included community outreach and communication outlets such as the ShoreViews newsletter, City website, and other social media.

- **Additional Eligibility**

The Environmental Quality Committee sought clarification on whether Solar Energy Improvements were an eligible under the current rules of the loan program. In the past there has been interest by residents inquiring about solar panel installations as part of a home improvement loan through the City's program. Protocol since the inception of the Home Improvement Loan (which was originally established for energy related improvements) has been for the Housing Resource Center to consult with City staff on loan applications for items not specifically defined in the program. There have been several improvement projects where we have consented to including costs for solar panels in the approved loan. The Environmental Quality Committee wanted to specifically add Solar Energy improvements as a part of the loan program so that residents are aware of that option. The EDA approved this addition to the eligibility and amended the application accordingly.

- **Status of Loan Approvals**

Since the introduction of the Shoreview Home Energy Loan Program in May 2010, the HousingResource Center has closed 19 loans, all for single family homes located in the targeted neighborhoods. The total amount of loans made is slightly over \$256,503 with the program beginning to generate additional income that can be added to the loan pool.

NEC/ Energy Fit Home Program

Over the course of the year, City staff has explored additional options to help encourage re-investment in the aging home stock in the City pursuant to the direction of the EDA. Aside from the remarketing of the Home Improvement Loan program, staff met with members of the Neighborhood Energy Connection (NEC). These discussions have led to the EDA exploring ways in which the City could incentivize the Home Energy Audit and the Energy Fit Home Certification program, which could lead to the awareness and correction of energy deficiencies in a home.

Recommended options for incentivizing participation in the program include:

- Offering a rebate for the cost of the standard Home Energy Audit with the blower door test -\$60.00
- for the first 100 residents to sign up for it with a home built in 1999 or older.

- Offering a \$100 incentive for completing the Energy Fit Home Certificate for homes built 1999 or older.
- Offering a 20% rebate up to \$200 for the cost of ventilation.

The rebate for the cost of the Audit would be initiated by the NEC once the homeowner applies for the audit. Conversely, the Energy Fit Home Certificate incentive and the rebate for the ventilation would both have to be applied for from the City upon completion of the work and/or certificate.

Pilot Project - The Minnesota Hoarding Project

In 2015, the City continued working with the Minnesota Hoarding Project and Ramsey County on a pilot project to better address hoarding cases at the municipal level. The goal of the pilot project is to create a protocol for a community response to hoarding disorder that includes a consistent and safe response for Shoreview, MN residents, first responders, and the public. This protocol has been developed with the assistance of the Economic Development Authority and is being currently being used with new and existing cases. Other outcomes of this project include:

1. Advertising the pilot project and hoarding related topics using media outlets (e.g., billboards, Cable TV community access, print media, and social media) throughout the year.
2. Developed an information/resource packet for Code Enforcement Officers, First Responders and Residents.
3. Amended the City's Property Maintenance and Housing Code to better address the unique housing conditions associated with hoarding.

Hazardous Building Process Defined

The EDA and City Council defined a process for dealing with hazardous buildings within the community.

A City has the right to mandate the repair or even removal of property under the Hazardous Building Law, Minn. Stat. §§ 463.15-.23. Under this law, the City may seek court permission to raze/repair a structure if the structure meets the definition of a hazardous building. "Hazardous building or hazardous property" means any building or property, which because of inadequate maintenance, dilapidation, physical damage, unsanitary condition, or abandonment, constitutes a fire hazard or a hazard to public safety or health. The League of Minnesota Cities provides a full summary of Hazardous Buildings Statute and the protocol in handling one in their Dangerous Properties publication. The handout states that Minnesota law provides authority and a process to deal with hazardous buildings. This process allows the city to order a property owner to repair or remove a hazardous condition, or in extreme cases, to raze the building. If the owner does not do the work, the city may do so and charge the costs against the property as a special assessment. The law requires that the court oversee or be involved during most of the process.

Before the council orders a hazardous condition to be repaired or removed, the council must first make a determination that the building is hazardous. This must be done during an open city council meeting. At the meeting, it is advisable that the city council consider all the relevant evidence it has, such as any inspection notes or reports, photographs of the property, code violations, and any other information related to the property, including any information provided by the property owner or occupant. It is also advisable to keep in mind the statutory definition and consider how the evidence relates to this definition.

PROPERTY AND HOUSING MAINTENANCE

The City of Shoreview continues to operate the SHINE and Rental Licensing Programs. As part of the EDA’s role as the City’s housing agency, updates and recommendations are provided regularly by City staff.

SHINE Program

The **SHINE** program is intended to serve as an educational tool by providing property owners with information regarding the City’s housing and property maintenance standards. Two neighborhoods are selected each year, one in the spring and one in the fall. This year, with the consent of the EDA, in lieu of conducting the **SHINE** program in a residential neighborhood this spring, staff focused efforts in the commercial areas and address temporary signage. The City Council, Planning Commission and Economic Development Commission had all previously discussed the appearance of commercial areas in the community and expressed concern regarding the proliferation of temporary signage. Educational information regarding the sign regulations and the City’s intention to inspect properties was mailed to local businesses. The effort was to raise awareness on sign regulations, especially temporary banners, and the follow-up with properties/businesses that may have some more significant signage violations

In the fall of 2015, an additional 184 residential properties were inspected in a neighborhood. The program continues to serve as an excellent tool for educating and enforcing property and housing maintenance values and standards.

Rental Licensing

Shoreview established a rental housing licensing program in the summer of 2003 to address issues associated with the increase of rental housing units within the community. This program applies to single-family attached/detached homes, townhomes, mobile homes and multi-family dwelling units that are being used as rental properties. The program addresses several issues associated with rental housing units including maintenance, use and/or activity. Licensing enables the City to ensure rental properties are maintained in a manner that provides decent housing for residents and upholds the property maintenance standards of the community. In 2015 the City of Shoreview issued a record 606 rental licenses.

Rental Licenses Issued						
Year	2010	2011	2012	2013	2014	2015
Licenses	357	448	550	572	554	606

Code Enforcement and Abatement

The City’s Code Enforcement Program is administered to respond to complaints and observations that a property contains a use, construction or an activity that may not be in compliance with the City Zoning and/or Building Codes, including housing and property maintenance standards. Staff investigates the complaint through a site inspection and assesses whether a code compliance issue exists. If the complaint is verified, staff then works with the individuals to achieve compliance. In some instances, legal action may be needed to achieve compliance. Below is a table showing code enforcement cases the past two years:

Code Enforcement Activity			
Year	Total Cases	Cases Open	Cases Closed
2015	185	108	77
2014	173	45	128

Housing Resource Center

The City of Shoreview contracts with the non-profit **HousingResource Center**, a program of the Greater Metropolitan Housing Corporation (GMHC), to provide a variety of housing program services to our residents. The **HousingResource Center** is a community service for homeowners and provides comprehensive free housing services to all residents of participating communities, while also improving the community and its housing stock. The **HousingResource Center** provides numerous services, including individual, high quality, complete assistance through the purchase, financing, refinancing or construction/renovation process. The **HousingResource Center** is located at 1170 Lepak Court in Shoreview.

HousingResource Center – North Metro Office City of Shoreview Services Report 2006 – 2015										
	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015
Number of Calls	240	275	171	130	271	141	101	152	181	166
MHFA Fix Up Fund/Rehab										
Loan Applications Rec'd	6	5	3	3	5	0	2	2	3	2
Loans Closed	0	3	2	1	5	0	1	1	3	1
Shoreview Home Improvement Loan										
Loan Applications Rec'd					6	5	2	8	1	4
Loans Closed					5	5	1	5	0	3
Ramsey County Deferred Loan										
Loan Applications Rec'd	0	2	3	1	5	1	1	4	3	5
Loans Closed	1	1	1	1	2	4	2	3	2	3
Construction Consultation Report										
Consultation Phone or Walk-in	72	123	108	71	108	65	41	117	114	67
Site Visits	58	88	67	43	78	47	28	91	80	67
Scopes & Inspections	2	2	2	3	3	0	0	4	0	1
Total SERVICES Provided	379	499	357	253	488	268	179	387	387	616

Supplemental Information

Exhibits

- A. Shoreview EDA Work Plan
- B. Shoreview EDC Work Plan

Shoreview Economic Development Authority 2015-2016 Work Plan			
SPECIAL INITIATIVES	Project/Program Description	Actions	Schedule
Shoreview BRE Pilot Program Special TIF Legislation	City received legislative approval for a “Shoreview Tax Increment Pilot Project”, which allows for the establishment of up to three special Economic Development Districts for an extended period of 12 years and create a special business retention and expansion fund from both existing and future tax increment resources that can be used to assist with grants and loans to existing local businesses with expansion needs that will create good quality jobs. The City will have this special authority to develop and implement a pilot program for a period of 5 years.	Implement and promote the special BRE tools provided by Legislature and adopted by City: <ul style="list-style-type: none"> • EDA/Council adopted BRE Fund Policy • EDA/Council adopted new <i>Advantage Shoreview</i> BRE Loan Guidelines • BRE TIF Districts (up to 3) • BRE Fund • Adopt BRE Loan Guidelines • Market Special Program to BRE Businesses in coordination with the EDC • Special Law – Five Years (2019) 	Spring/Summer 2015
Highway Corridors Transition Study	Planning study of residential and targeted commercial properties along Highways 96 and 49/Hodgson Road corridors impacted by high volume traffic and road improvements to develop long-term strategies and actions for possible redevelopment options in order to protect nearby neighborhoods. City hired planning consulting firm Hoisington-Koegler Group (HKGi) to complete study, which was received and accepted in February, 2015.	City will utilize the report as a tool for future land use planning and redevelopment opportunities: <ul style="list-style-type: none"> • Evaluate Recommendations • Identify PDAs that need to be amended prior to the Comprehensive Plan update and commence process to update the PDAs • Review Development Code for potential text changes • Review and evaluate Housing programs • Review Economic Development tools • Work with Ramsey County on design and implementation of road improvement projects in study areas, most notably Hodgson Road/Highway 49 and Rice Street/I-694 interchange 	2015-2016
Targeted BRE Investment Strategy	Study of the linkages between the objectives of the Business Retention and Expansion Program (BRE) and the current types/availability of commercial properties and potential redevelopment areas to accommodate the growth needs of our key businesses to retain in the community. The outcome of the study is to develop a comprehensive and focused strategy for supporting the retention and expansion of our BRE companies in cases where additional building space may only be attainable through redevelopment of certain older industrial areas.	<ul style="list-style-type: none"> • Study existing conditions of industrial redevelopment areas and assess potential property availability to accommodate key business growth • Analyze potential market impacts on redevelopment goals including the TCAAP project • Identify and survey key BRE businesses to assess growth needs, building space and land requirements 	2015
Market Analysis (Retail/Restaurants/Grocery)	EDA engaged the services of retail market analysis firm, the McComb Group Ltd., to prepare two separate but related studies to identify current market conditions and actions the City could take to attract more quality sit-down restaurants to the community, and seek a new quality grocer or other desired retail uses for the vacant Rainbow Foods property.	The findings and recommendations of the completed studies were presented to the EDA in February, 2015 and will be utilized for the follow purposes: <ul style="list-style-type: none"> • Assisting and supporting the developer/ownership of the Rainbow Foods property to attract high quality retail uses as part of a redevelopment • Market data and analysis of the studies will be used to promote the community to restaurants 	2015-2016
Comprehensive Plan Update	The City is required to update and revise the Comprehensive Plan, as required by the Metropolitan Land Planning Act, and submit for approval to the Metropolitan Council by 2018 to ensure consistency with the regional land use and system policies. The City also uses the update every ten years as a process for reviewing and revising these public policies and for long-range strategic planning to reflect overall goals.	Actions – <ul style="list-style-type: none"> • Assess impact of ThriveMSP 2050 and Policy Plans • Identify scope of the Comprehensive Plan update • Discuss revision/update process (include public input) with Council, EDA, and Planning Commission Status – <ul style="list-style-type: none"> • Met Council has adopted ThriveMSP 2040, Transportation, Parks, and Housing Policy Plans • Expect completion of Local Planning Handbook by Fall 2015 • City staff participating on Met Council subcommittees on Housing and GIS 	2016-2018
BUSINESS DEVELOPMENT	Project/Program Description	Actions	Schedule
Children’s Hospital Property	Largest remaining vacant commercial parcel at 18-acres – located in the Rice Creek Corporate Park and planned for Class A corporate office campus. May no longer be considered for medical clinic as originally purchased by owner. City should prepare for possible sale of property and work with potential buyers/developers to attract new businesses consistent with PUD office uses.	<ul style="list-style-type: none"> • Communicate with property owner to determine sale interest and active pursuit of potential developer or corporate purchaser • City proactively explore options to ensure property is developed in accordance with establish PUD • Assess property for achieving BRE goals • Market for high end employer and tax base • Ensure property is master planned and development is coordinated 	Spring 2015
Rainbow Foods Property	Roundy’s closed the Rainbow Foods store at the NW corner of Highways 96 & 49 in 2014. The vacant 65,000+ building is 20 years old and now sits vacant. EDA/Council desires to be proactive in bringing a new quality uses and/or full redevelopment to this key commercial property.	<ul style="list-style-type: none"> • Work with property owner Sidal Realty and development partner Oppidan Development on a redevelopment plan to attract high quality users • Utilize the findings and market analysis of studies performed by The McComb Group to market site and community to prospective retailers/grocers • Consider financial assistance to support goals 	Spring/Summer 2015
Rice Street/I-694 Interchange Area	Explore redevelopment opportunities for the declining retail center (possibly in coordination with planned Interchange upgrades by Ramsey County) Area included in the Highway Corridors Transition Study. Actions will need to include impacts of planned I-694 and Rice Street Interchange improvements.	<ul style="list-style-type: none"> • Utilize recommendations of the recently completed Highway Corridors Transition Study • SW Quadrant - Plan for future Interchange improvements by MnDOT/Ramsey County and explore redevelopment potential on remnant property at former County Public Works site. • NW Quadrant – Explore options for redevelopment to the commercial property consistent with study • Work with State and County elected officials in seeking funding for interchange upgrades at I-694 and replacement of Rice Street bridge • Work with adjacent communities (Vadnais Heights and Little Canada) on transportation and land use issues/redevelopment opportunities 	2015-2016

Shoreview Corporate Center	<p>Work with business park ownership to seek and secure new quality business tenants for two vacant buildings (1005 Gramsie Road and 4000 Lexington Avenue). The 1005 building may require major upgrades or is a candidate for tear-down and redevelopment. May require City financial support to bring in high end corporate user and could be tool for supporting business retention. Support high employment corporate tenants Land O’ Lakes and Hill-Rom to retain and grow.</p>	<ul style="list-style-type: none"> • City adopted special business permit parking to bring Ally Financial to campus (350+ jobs) • Work with ownership group and local broker to market the property and attract quality business; consider possible financing assistance for necessary upgrades, parking needs or redevelopment requirements • Communicate with major corporate tenant Land O’ Lakes to support any plans for growth in area including the Shoreview locations 	2015-2016 On-Going
Shoreview Town Center	<p>Update and revise redevelopment strategies (including potential land uses, phasing, financial feasibility and potential for property assembly) for the long-range plan. Plan update would also analyze the development impacts and market forces for the planned TCAAP redevelopment in Arden Hills.</p>	<ul style="list-style-type: none"> • Hire planning and financial firms to review and determine necessary revisions to plan given current economic climate and market challenges to financial feasibility • Follow-up to revised concepts prepared by Landform developed for TIF legislation • Revisit goals and strategies with Council, EDA, EDC, Planning Commission and other stakeholders 	2015-2016
Shoreview Village Mall	<p>Gateway 10-acre property is high priority target for redevelopment of the underutilized and aging shopping center. Redevelopment would likely require acquisition with City assistance and seeking development partner to create high quality mixed-use project.</p>	<ul style="list-style-type: none"> • Pursue with current mall ownership interest in the possible sale for a comprehensive redevelopment • Seek qualified developers to determine interest in pursuing redevelopment • Follow-up to revised concepts prepared by Landform developed for TIF legislation 	2015-2016
Westinghouse Corporation	<p>Assist key BRE business in exploring expansion options (both short and long term) to retain and meet future building needs of this high tech company that projects major employment growth. Short-term need for expansion of building will require property for additional parking.</p>	<ul style="list-style-type: none"> • Continue regular communications with business and prepare to financially assist with property acquisition to accommodate expansion • Utilize City assistance tools through special BRE legislation • Rises to high priority if and when Westinghouse ready to proceed 	2015-2016 On-Going
HOUSING	Project/Program Description	Actions	Schedule
Home Improvement Loan	<p>Review Shoreview Home Improvement Loan Program to determine effectiveness, possible changes to guidelines and expanded promotion</p>	<ul style="list-style-type: none"> • Assess continuation of current loan program • Review options for programs to attract young families “regeneration” and providing incentives for reinvestment in older homes • Work with area realtors, media resources and target marketing directly to residents to promote housing programs available 	Spring 2015
Housing Improvement Areas	<p>Engage townhome/condominium associations to encourage reinvestment using the HIA as a financing tool and adopt formal City policy. State Legislature renewed the use of HIAs, which was to sunset.</p>	<ul style="list-style-type: none"> • Promote and target market to HOAs of the tool that may support reinvestment in older common communities with financial difficulties • Explore partnerships with Ramsey County 	2015
Neighborhood Protection	<p>EDA strives to maintain and initiate services and programs that support the City goals of protecting the quality of our neighborhoods, reinvestment in older housing stock, and maintaining properties. These include:</p> <ul style="list-style-type: none"> - Rental Licensing Program - SHINE Neighborhood Inspections - Hoarding Response Policy - Scattered Site/Blighted Property Acquisitions - Tracking of Foreclosures and Vacant Properties 	<ul style="list-style-type: none"> • Continue working with the Minnesota Hoarding Project on pilot program for effectively responding to hoarding/garbage house cases • Analysis of rental properties to assess impacts and potential policy changes to licensing program • Develop policy guidelines and a “tool kit” for working with property owners with major property/housing maintenance issues. • Utilize findings and recommendations of the Highway Corridors Transition Study for policy development and planning purposes 	2015-2016 On-Going

*** EDA recognizes the need for flexibility in adjusting priorities to respond quickly to business expansion needs and other actions impacting the adopted work plan ***

Economic Development Commission 2016-2017 Work Plan			
General Goals & Initiatives	Project/Program Description	Actions	Schedule
BRE Program	The adopted Shoreview Business Retention and Expansion Plan focuses on key local businesses as defined as “landmark” or “emerging” for the City to assist and support their retention and growth in the community.	<ul style="list-style-type: none"> Renew BRE business visits (goal of 5-6 visits during 2016) Revisit original key “landmark” businesses with growth plans and issues Update list of next level of “emerging” business with focus on visiting growing businesses in the expanded category Develop comprehensive tracking program to input all forms of communications with BRE businesses 	On-Going
			2016
Business Outreach	Through the Economic Development Commission, the City endeavors to build relationships with our local business community by regular communications, in addition to the BRE Program, hosting special events and workshops and providing resource information and links to assist with the success, growth and retention of our valued businesses.	<ul style="list-style-type: none"> Continue to host two Shoreview Business Exchange social networking events annually (suggested schedule change to April and October events) Promote Economic Gardening initiative to local businesses for participation in program 	On-Going
		<ul style="list-style-type: none"> Consider facilitating “meet your neighbors” networking meetings of businesses from specific areas (by type and/or geographic location) 	2016-2017
		<ul style="list-style-type: none"> Facilitate local high tech/manufacturing companies to develop partnership with School District for student mentoring, education, job skills program Develop comprehensive business resource packet that includes financial assistance and economic development support from state, regional and local sources 	2017 2016
Small Business Support	<p>While the BRE Program focuses on the key businesses, the EDC is also committed to support smaller businesses that are also important to the community in providing jobs and services.</p> <p>Explore the concept of the City providing or facilitating areas for business incubator spaces such as a “Maker Shop” or “Fab Lab”</p>	<ul style="list-style-type: none"> Co-sponsor joint North Metro Business Series in partnership with other area cities and the Chambers of Commerce (2-3 per year starting in 2016) Develop tactical strategy for assisting/supporting smaller businesses in community (e.g. retailers, home-based businesses) Explore in conjunction with the BRE Investment Strategy and work with the EDA to analyze results on how City can support seed businesses and provide locations for start-ups and growth businesses 	2016-2017
Business Attraction	Focused marketing efforts to attract new businesses from key industries for available vacant property (e.g. Children’s Hospital, Shoreview Business Campus), available building space in existing business parks (e.g. Shoreview Corporate Center), and targeted redevelopment areas.	<ul style="list-style-type: none"> Communicate with land owners and leasing agents/property management groups to proactively market properties in partnership Develop supporting materials and resources to market and promote business opportunities Utilize the Targeted Investment Strategies findings 	On-Going
Communications	<p>Improve City communications to the local business community, with continued efforts to enhance tools and resources that have been implemented:</p> <ul style="list-style-type: none"> Launched new Business and Development resources/information sections on new and enhanced City website (Completed) Created the <i>Business Matters</i> newsletter as follow-up to website launch as a quarterly publication (Completed/Launched) Highlight local businesses through regular feature articles for website and newsletter (Initiated) 	<ul style="list-style-type: none"> Continue to effectively utilize communication tools to connect with our business community, business prospects and developers Promote the resources, qualities and amenities of the community and City for marketing of new potential businesses and retention of existing businesses Develop general guidelines for how and what information is communicated including the emerging use of social media formats 	On-Going
			2016-2017
Support/Coordination	<p>Effectively carry out the mission of the EDC by:</p> <ul style="list-style-type: none"> Supporting and assisting the City Council in accomplishing adopted strategic goals relating to business and economic development Coordinating and collaborating with Economic Development Authority, including periodic joint meetings, to share work plan priorities and establish overall goals to support the City’s business and economic development program Continuing to regularly share information between the EDA and EDC as part of monthly agendas Partnering with other agencies and organizations that provide benefit and assistance that support economic development and business growth 	<ul style="list-style-type: none"> Meet with City Council annually Meet with EDA 1-2 times annually – strengthen communications among groups (EDC, EDA, Council) Continue working relationships with Mn DEED, Greater MSP, Ramsey County, Saint Paul Chamber of Commerce, Twin Cities North Chamber of Commerce, Economic Development Association of Minnesota Continue dialogue with Ramsey County on the initiative <i>Accelerate Ramsey County (ARC)</i> and potential partnerships/programs through proposed County EDA, including the “Open to Business” support program 	On-Going
Joint EDC and EDA Special Initiatives	Project/Program Description	Actions	Schedule
Shoreview BRE TIF Pilot Program (Special Legislation)	City has received legislative approval for called the “Shoreview Tax Increment Pilot Project”, which allows for the establishment of up to three special Economic Development Districts for an extended period of 12 years and creation of a special business retention and expansion fund from both existing and future tax increment resources that can be used to assist with grants and loans to existing local businesses with expansion needs that will create good quality jobs. The City will have this special authority to develop and implement a pilot program for a period of 5 years, expiring on June 30, 2019	<p>Implement and promote the special BRE tools provided by Legislature and adopted by City:</p> <ul style="list-style-type: none"> EDA/Council adopted BRE Fund Policy (Adopted) EDA/Council adopted new <i>Advantage Shoreview</i> BRE Loan Guidelines (Adopted) BRE TIF Districts (up to 3) BRE Fund Market Special Program to BRE Businesses in coordination with the EDC (On-going) Special Law – Five Years (2019) 	On-Going
Targeted BRE Investment Strategy	Study of the linkages between the objectives of the Business Retention and Expansion Program (BRE) and the current types/availability of commercial properties and potential redevelopment areas to accommodate the growth needs of our key businesses to retain in the community. The outcome of the study is to develop a comprehensive and focused strategy for supporting the retention and expansion of our BRE companies in cases where additional building space may only be attainable through redevelopment of certain older industrial areas.	<ul style="list-style-type: none"> Study existing conditions of industrial redevelopment areas and assess potential property availability to accommodate key business growth Analyze potential market impacts on redevelopment goals including the TCAAP project Identify and survey key BRE businesses to assess growth needs, building space and land requirements Finalize and deliver study report to EDA, EDC, Council Incorporate study findings and recommended actions into the EDA and EDC work programs, and the Comprehensive Plan update 	2016
		Develop new strategies and explore funding options to implement study recommendations including redevelopment or major renovations	2017-2018
Comprehensive Plan Update	The City is required to update and revise the Comprehensive Plan, as required by the Metropolitan Land Planning Act, and submit for approval to the Metropolitan Council by 2018 to ensure consistency with the regional land use and system policies. The City also uses the update every ten years as a process for reviewing and revising these public policies and for long-range strategic planning to reflect overall goals.	<ul style="list-style-type: none"> Assess impact of ThriveMSP 2040 and Policy Plans Identify scope of the Comprehensive Plan update Discuss update process (including public input) with Council, EDA, EDC and Planning Commission Focus by EDC on Economic Development Chapter Gather and review pertinent regional and local demographic information and other factors/trends that impact business, employers/employees, and our residents as they relate to the sustaining a strong local economy 	2016-2018

I-694/County Road E (Shoreview Industrial Park)



ISSUES/STATUS:

- Area consists of approximately 35+ acres
- Most multi-tenant industrial properties built in the 1970s and 1980s
- Many older buildings may not meet current business needs (ceiling height, specialized power, flooring, etc.)
- Properties included in the BRE Reinvestment Strategy Study underway
- Redevelopment potential due to access to Interstate, visibility, frontage, and proximity to Deluxe Corporation campus
- Property assembly strategies for the smaller non-conforming parcels
- Area includes a number of key companies identified in the BRE Program



OVERVIEW/SUMMARY:

Targeted Redevelopment Area No. 3 (Comprehensive Plan) – This industrial area is adjacent to Interstate 694, generally including properties extending south of the Victoria Street/I- 694 interchange easterly along the freeway corridor bounded by County Road E West to the south over to the transition to Soo Street. The area also encompasses a mixed of industrial properties along Shoreview Park Road and Kent Street. The area is primarily occupied by freestanding industrial uses with buildings of varying quality and age. The area also consists of several higher profile corporations including Deluxe Corporation, Medtronic Corporation (just north of the TRA) and most recently the addition of PaR Systems. One single-family home is located along County Road E, but is scheduled for phase out. Much of the area was developed decades ago without any comprehensive or coordinated plan. Access to businesses in the area is gained from both County and local roads. Shoreview Comprehensive Plan Economic Development Page 6-18 Shoreview Park Road, which provides access to a number of businesses with freeway frontage, is a dead end street creating some traffic circulation problems. With the exception of the nearly full Rice Creek Corporate Park in the northwest corner of the City, the industrial area of Shoreview Park Road/County Road E/I-694 has the strongest potential to serve new business development needs in the future if a redevelopment plan can be established and implemented through coordination of the City, but only if private market forces have interest.

Policy Development Area No. 17 (Comprehensive Plan) – This PDA consists of an industrial area adjacent to I-694 that has been occupied largely by smaller scale businesses, the former Ramsey County Sheriff's substation and the Deluxe business campus. The development pattern in the industrial area has resulted in small lots that fail to take advantage of interstate visibility and good access. Although this area is mostly developed, a few vacant lots remain. In addition, there is one non-conforming single-family residential lot located along County Road E that is scheduled to be phased out per the City's agreement with the property owner. This industrial area has the potential of serving industry needs in the future provided a redevelopment plan can be created and implemented. Deluxe Corporation, has referenced a long-range plan that includes property acquisition and expansion in this area. Redevelopment of this area should include the consolidation of existing parcels to create a substantial area for industrial or business park expansion.

Policies

The land use plan designates this area as LT-I, Light Industrial and BPK, Business Park. The LT-I designation is applicable to the Shoreview Park Road industrial area while the BPK designation is applicable to the Deluxe property, the Curtis 1000 building and the former Sheriff's substation site. Regarding the industrial area, the City will encourage consolidation of existing parcels in this area in order to create a substantial area for industrial development or expansion, while also upgrading the area's appearance. To upgrade the aesthetics of this area, the City will develop design standards that will be included in the Development Ordinance. Traffic, site access and stormwater management issues must also be addressed with any redevelopment.

I-694/Rice Street (Former County PW Site)



ISSUES/STATUS:

- City currently owns 12-acre parcel acquired through Met Council RALF program (former County Public Works maintenance site)
- City will transfer property to MnDOT when Rice Street Bridge/Interchange is programmed for improvements
- Preliminary "loop" interchange design being reconsidered due to lower projected traffic volumes
- Cities and County are funding bridge design – developing preferred concept
- Concept now includes series of "roundabouts" at intersections and ramps to help traffic flow/safety
- May allow for more redevelopment of the former County site
- Will require State cooperation to reconcile repayment of RALF Fund loan (\$6 million)
- Ramsey County is currently seeking approval of a bill at the State Legislature for funding of \$20.5 million for the bridge project



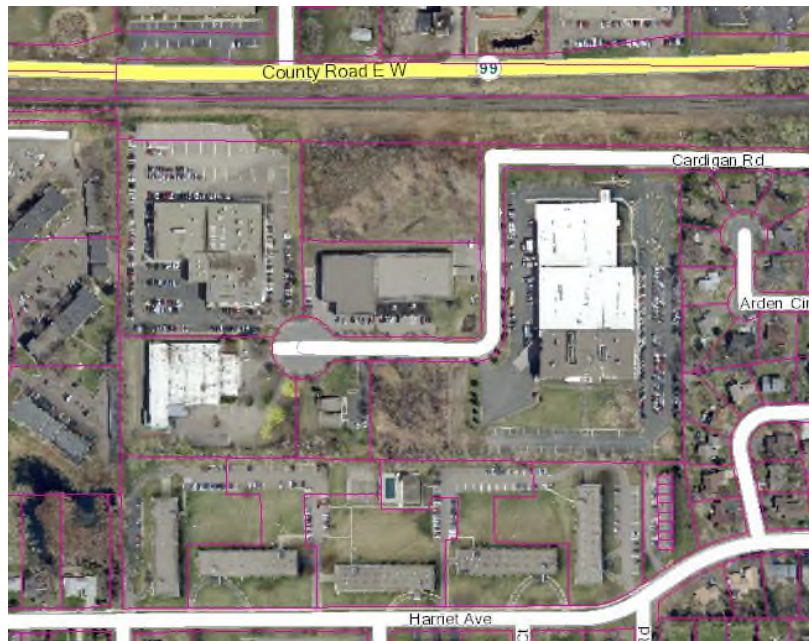
OVERVIEW/SUMMARY: (from the Highway Corridors Transition Study)

Redevelopment of the area around Rice Street and Interstate 694 will likely be tied to interchange improvements, particularly given that the interchange design has not yet been fully determined.

Key Elements

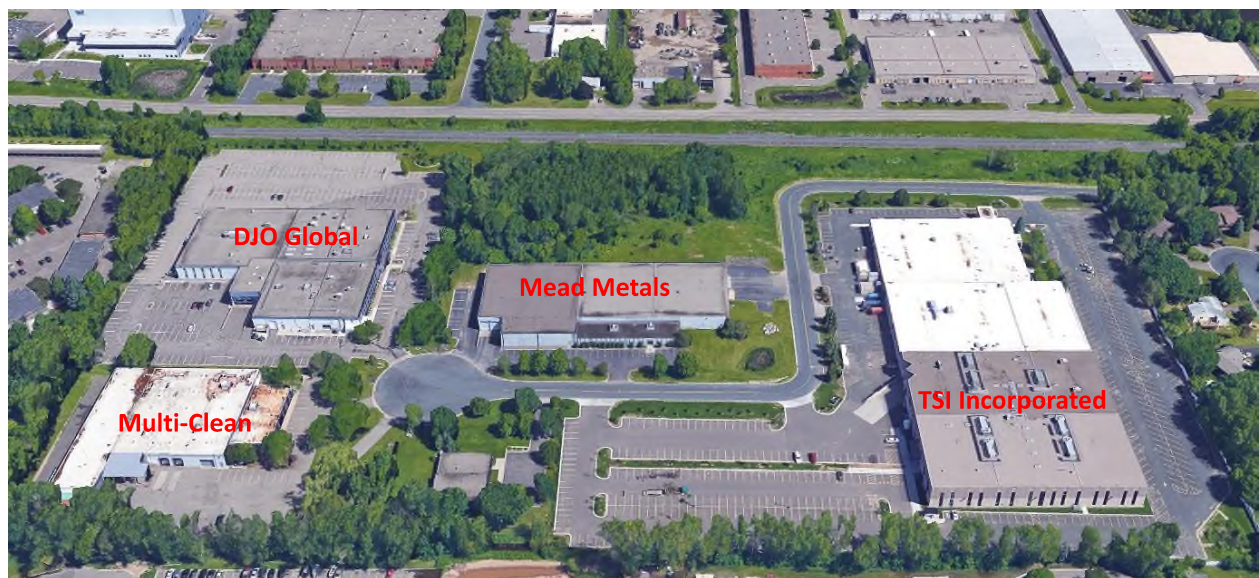
- Opportunity for redevelopment with interchange improvements. Redevelopment in the southwest quadrant of the Interstate 694 and Rice Street interchange may be impacted by the use of right-of-way acquisition loan funds and interchange design.
- To the north of Interstate-694: Potential for horizontal mixed-use development with higher density residential and a reduced amount of commercial space as compared to today.
- To the south of Interstate-694: Retail is the continued focus for the area around the Rice Street and North Owasso Boulevard intersection.
- Redevelopment north of North Owasso Boulevard along the Interstate is constrained by lack of access to the site.
- There is an opportunity for commercial redevelopment south of the utility building using shared and/or reduced parking.
- Redevelopment near the intersection of Rice Street and Owasso Lane could provide live/work opportunities.

Cardigan Business Park



ISSUES/STATUS:

- Cardigan Business Park includes 4 major employers and businesses identified in the BRE Program as critical for retention
 - DJO Global
 - Mead Metals
 - Multi-Clean
 - TSI Incorporated
- Most companies have limited expansion ability at their current locations
- Access/traffic flow has always been an issue – City has studied a crossing of the railroad tracks but CP Rail/Soo Line will not approve due to switching operations
- Impacted by increase in train traffic and blocking intersections during peak times
- Businesses strongly support I-694 and Rice Street Bridge improvements
- DJO Global recently shutdown and ceased operations of their Empi Division



OVERVIEW/SUMMARY:

TSI Incorporated – completed construction in 2013 of a 58,000 square foot expansion of their corporate headquarters and research/manufacturing facility. The City of Shoreview provided “fast-track” approvals of the expansion project and financial support of \$1 million through the creation of a 9-year Economic Development Tax Increment District (\$500,000 “pay as you go”) and funds from TIF District No. 1 (\$500,000). Public financing was provided to assist with site improvements including significant site constraint challenges that included installation of an underground storm water retention system. TSI is designated as a key “landmark” company in the City’s adopted Business Retention and Expansion Program (BRE). TSI Incorporated is a global leader in the design and production of precision instruments measuring health and safety air quality, biological detection, and aerosol science, currently employing 560 world-wide including 440 highly skilled employees in Shoreview. The most recent expansion was completed to accommodate continued growth, with the company projecting a workforce addition of 180-200 employees in Shoreview in the next few years. Besides the important addition of jobs and continued growth of a key local business, the City’s \$1 million public investment brought over \$7 million in private investment adding a projected \$12.5 million in market value.

Mead Metals – Mead Metals was founded in 1961 as a company that specialized in narrow width slitting of light gauge steel coils. Today, the company is a successful metal service-processing center operating out of the Shoreview facility. Mead Metals specializes in narrow width slitting but have since branched out into other metals and now stock a wide range of sheet and foil in addition to the coil items.

Multi-Clean – Multi-Clean is a manufacturer with a 65 year history of producing high performance cleaning and floor maintenance products for the commercial cleaning industry. We believe that the best way to maximize value to the users of Multi-Clean brand products is efficient delivery through a worldwide network of authorized, professional distributors. Our desire for high quality extends to the Multi-Clean state of the art research and development lab where chemists formulate and engineer maintenance chemicals specifically designed to work with all floor care equipment. Multi-Clean is an environmentally responsible company that is committed to providing quality maintenance products, education, and training resources to help maintain healthy and clean facilities.

Rice Creek Corporate Park



ISSUES/STATUS:

- A 230-acre, mixed-use development located at the intersection of I-35W, Hwy 10 between County Highways I and J in Shoreview
- Two development sites remain
- Restaurant/Retail pad near hotel and retail center at County Road J/I-35W
- 18.5 acre vacant parcel owned by Children's Health Care (Children's Hospital)
- Children's property is now on the market for sale and development
- PUD restricts development to high end corporate office
- Inquiries/ market for office flex/business park – policy issue for City



OVERVIEW/SUMMARY:

Rice Creek Corporate Park, the largest single development project in the City's history, continues to lead the way for new commercial construction. A 210-acre site was owned for decades by the University of Minnesota until it was sold to a private development company Wispark in the late 1990's. The non-tax generating property had significant contamination and pollution that required extensive cleanup by the University of Minnesota in cooperation with the City of Shoreview to prepare the site for development. The City also acquired a 23-acre parcel used by MnDOT for storage and incorporated the land into the development. A master planned mixed-use development was approved that includes up to 1.3 million square feet of business park uses, 75,000 square feet of retail services, 304-unit townhome community called Village at Rice Creek, new city park/athletic complex Rice Creek Fields, and abundant trails and open space connecting to the Rice Creek North Regional Trail Corridor.

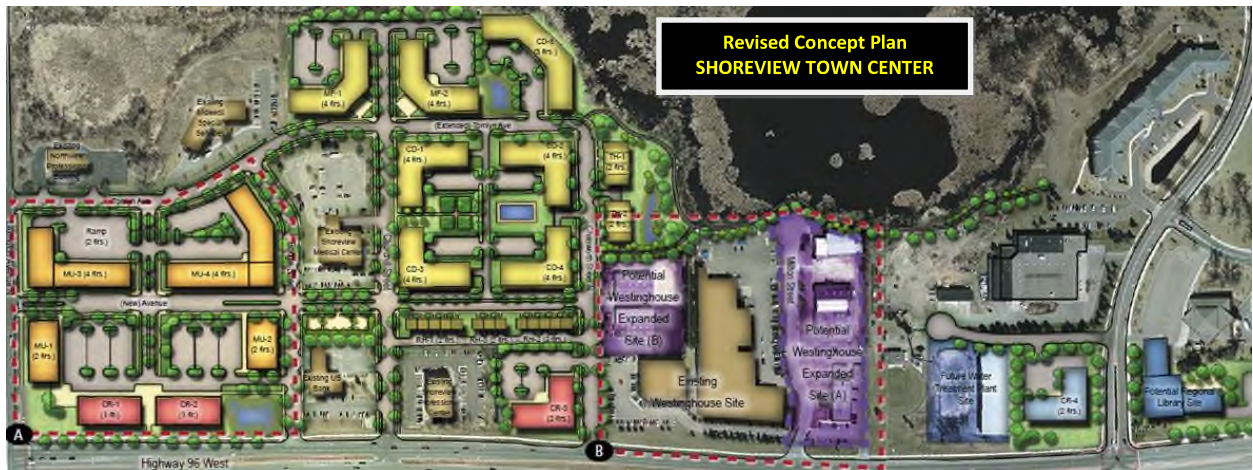
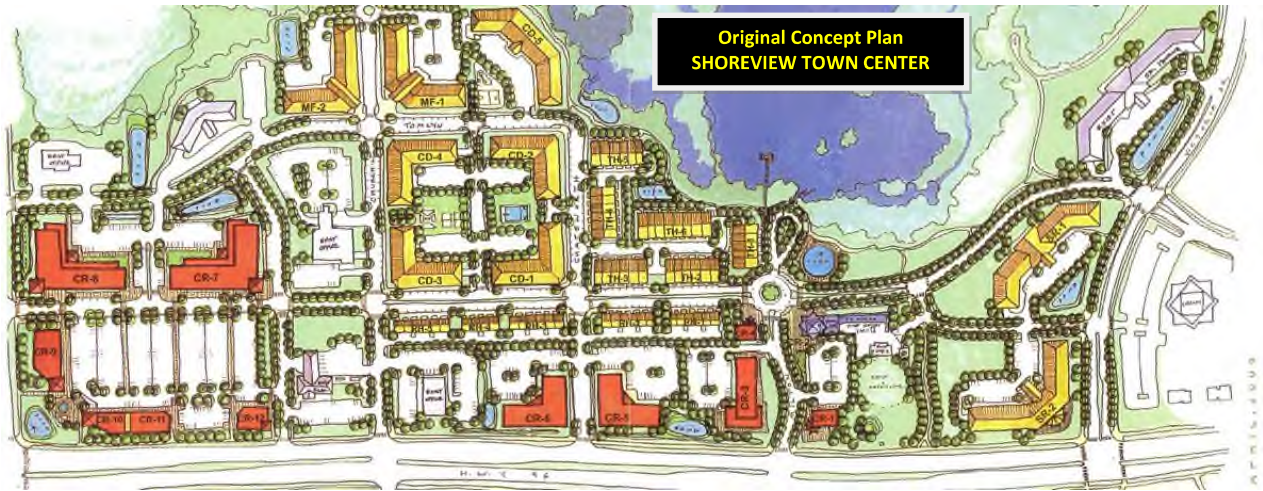
Rice Creek Corporate Park includes the 50-acre operations and data center campus for Wells Fargo, and BRE companies including Antea USA, Fiserv Corporation, Key Medical Supply, and MSP Corporation.

Shoreview Town Center



ISSUES/STATUS:

- Original Shoreview Town Center concept plan was created in the 1990s (shown on page)
- Shoreview Town Center was updated (not formally) in 2013 as part of TIF legislation (also shown)
- City should consider a formal review and update of the plan including implementation strategies for market projections, feasibility/financing, and phasing
- Shoreview Village Mall redevelopment considered key to first phase implementation of Shoreview Town Center plan
- Westinghouse has exhausted their current site for any future expansion without the need for property acquisition



OVERVIEW/SUMMARY:

The *Shoreview Town Center* is a long-range vision that anticipates the eventual redevelopment of an older 80+ acres commercial and light industrial area along Highway 96 corridor between Lexington Avenue and Victoria Street, creating a mixed-use area of residential, business, and commercial uses linking to the nearby civic campus and nature areas. Anticipating changes away from industrial uses and an aging retail center due to the area's central location and many surrounding amenities, the City formulated an overall plan to guide future redevelopment proposals. The *Shoreview Town Center* is a 10-15 year master plan designed to accommodate an evolution in uses over time from industrial to a combination of residential, retail, business employment and civic uses. Development of the project would occur in phases and when completed, the redevelopment would provide nearly 700 new residential units, about 215,000 square feet of commercial and office space, and over 1,300 new jobs.

Westinghouse (formerly PaR Nuclear, a wholly owned subsidiary of Westinghouse Electric Company LLC) provides the nuclear markets the world over with the latest fuel-handling equipment and automated controls technology. PaR Nuclear also operates NuCrane Manufacturing out of Hutchinson, Minnesota. Recently, Westinghouse has indicated they project significant company growth in the coming years with expanding markets in Asia and Europe. This growth could create a major expansion need at their Shoreview location. They employ approximately 260 at the Shoreview facility and project a need for expanded manufacturing, assembly, and office space over the next several years. The current 9.5-acre site is fully developed, which will likely require property acquisition to accommodate building and parking needs for expansion. Westinghouse is designated as a key "landmark" company in the City's adopted Business Retention and Expansion Program (BRE). Depending on both short-term expansion potential and long-range facility needs by Westinghouse, this may impact the Shoreview Town Center concept and may require modifications to the plan. The City is fully committed to supporting and retaining this valued business.

Shoreview Village Mall



ISSUES/STATUS:

- Aging 80,000 square foot retail mall with outdated interior corridor design - multiple tenant changes during its decline and modest cosmetic updates
- Property is 10-acres and underutilized = major gateway corner into community
- Redevelopment has been pursued since the mid-1990s, and a high priority of past and present City Councils
- Property owner has recently indicated a potential interest in selling the property
- City has engaged a commercial broker to communicate with owner reps and seek qualified developers
- Redevelopment would likely include a mixed-use plan of retail and residential
- Redevelopment would require City financial support (likely a TIF District)



Proposed Redevelopment Concept for Shoreview Village Mall Property



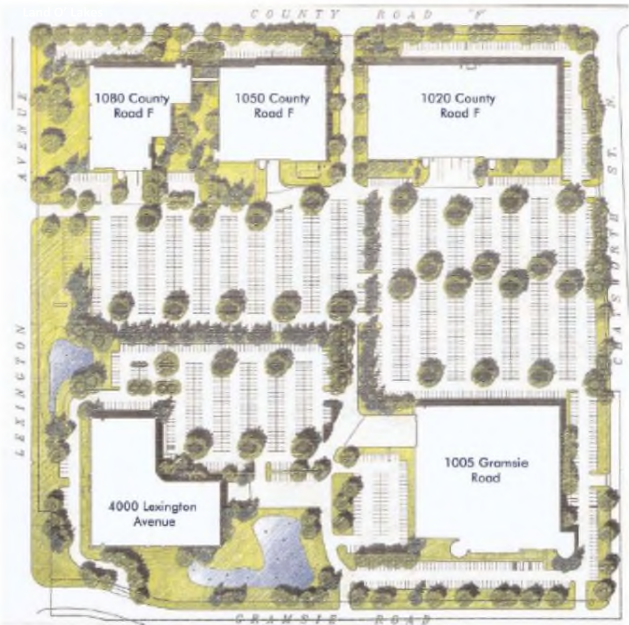
Existing Shoreview Village Mall



OVERVIEW/SUMMARY:

Central to the Shoreview Town Center plan is the redevelopment of the Shoreview Village Mall, a 10-acre parcel with an 80,000 square foot shopping center built in the early 1980s. The City has long believed that the Shoreview Village Mall is an under-utilized property with an aging and outdated designed center that has shown decline in overall appearance, general maintenance and tenant mix over the past two decades. The property is situated as a gateway into our community and its enhancement has long been one of the top redevelopment goals. A mixed-use redevelopment concept estimates a 600% increase in market value and over 800 jobs by transforming the site into a vibrant village center of retail services, business, and housing.

Shoreview Corporate Center



ISSUES/STATUS:

- Originally was built by Deluxe Check Printers as their headquarters campus before moving to new Shoreview location
- New ownership (Eagle Ridge Partners)
- Land O' Lakes announced plans to expand HQ site in Arden Hills – will be vacating 2 buildings in Shoreview by 2018 (over 800 employees)
- Eagle Ridge looking a major upgrades to 1080 and 1050 County Road F buildings to attract new corporate office tenants
- Repurposing of 1005 Gramsie Road building (160,000 sq. ft.) is priority – major renovations or demolition
- Parking deficiencies is a key issue
- Ally Financial Services relocated to 4000 Lexington building (bringing 400 employees)
- City supported State Job Creation Grant of \$650,000 for Ally Financial Services
- City also approved special on-street “business permit parking” on Chatsworth Street for Ally Financial Services
- City is working closely with property ownership on attract new quality tenants to the Shoreview Corporate Center

OVERVIEW/SUMMARY:

The Shoreview Corporate Center is a 553,000 square foot corporate business campus consisting of buildings. The campus includes world-class companies including Land O' Lakes and Hill-Rom. Conveniently located at I-694 and Lexington Avenue, the center across Lexington Avenue from the Land O' Lakes headquarters and close to restaurants, shops, and hotels. The Shoreview Corporate Center was originally built and used by Deluxe Corporation (Deluxe Check Printers at the time) for their headquarters and production site.

Currently, Hill-Rom Corporation occupies the 1020 County Road F building as their central main offices. Land O' Lakes leases both the 1050 and 1080 County Road F buildings, with 850 employees. Hill-Rom and Land O' Lakes are two of Shoreview's largest employers and both companies have made multi-million dollar improvements and renovations to their buildings. The new owners, Eagle Ridge Partners, have discussed major site and building improvement upgrades to the aging business park. While Land O' Lakes recently announced plans to relocate their Shoreview operations to an expanded campus at their headquarters in Arden Hills

The 1005 Gramsie facility was built in 1982 by Deluxe Corporation for their check printing operations and was later leased by Medtronic and converted from manufacturing/production to office use. The building needs significant exterior and interior renovations or could possibly be a tear-down.

TO: MAYOR, CITY COUNCIL, AND CITY MANAGER
FROM: MARK MALONEY, PUBLIC WORKS DIRECTOR
DATE: MAY 5, 2016
SUBJECT: RICE STREET/694 INTERCHANGE IMPROVEMENTS

Ramsey County is leading an effort to get State funding this legislative session to assist in the replacement of the I-694/Rice Street interchange. A group including MnDOT, FHWA, Shoreview, Little Canada and Vadnais Heights, together with Ramsey County and their engineering consultant SEH, Inc. have been meeting over the past several months to identify design alternatives and evaluate potential impacts to properties in the Rice Street corridor. At this time, the County is seeking input concerning the proposed "preferred" design as identified in the attached materials.

Beth Engum, Ramsey County's Project Manager, is scheduled to give a brief presentation and be available for questions at the workshop meeting scheduled for Monday, May 9, 2016.

Rice Street/694 Interchange Improvements

Project Benefits

- **Increase** the value of adjacent parcels with corridor improvements
- **Leverage** recent regional transportation investment in the area
- **Accommodate** redevelopment of the vacant 12-acre former county public works site
- **Relieve** congestion on Rice Street and improve traffic safety
- **Enhance** the opportunity to interconnect regional trails
- **Improve** pedestrian and bicyclist mobility



Why Roundabouts?

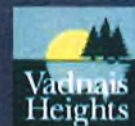
Roundabouts are a means of intersection control that have gained in popularity and acceptance across the country for more than a decade. When designing an intersection, roundabouts are evaluated and compared to other means of intersection control.

What roundabouts do provide over other means of control includes the following:

Increased Safety When replacing stop signs or traffic signals, roundabouts have shown an 89% decrease in fatal crashes, a 74% decrease in life-altering injury crashes and a 39% decrease in all crashes. While there will be crashes at roundabouts, they are generally less severe than at other intersections due to lower vehicle speeds and one-way traffic flow. Roundabouts have shown a 30 to 40% decrease in pedestrian crashes; and a 10% reduction in bicycle crashes. Navigating a roundabout is easier for pedestrians and bicyclists as oncoming traffic is only from one direction, and there are multiple refuge points on the medians of the roundabout.

Improved Traffic Flow Experience with roundabouts has shown that more traffic can be accommodated and with less delay than at other intersection designs. Studies have shown that vehicle delays are reduced by 20 to 30%. Roundabouts can also function in close proximity to each other without creating traffic backups experienced by other intersections. Without the roundabout, nearby access would need to be limited and restricted due to close proximity to an intersection and impacts of traffic backups at the intersection. Roundabouts are designed to accommodate all vehicle types traveling through the intersection, including large semi-trucks.

Partners



Rice Street/694 Interchange - Intersection Control Alternatives

As part of the process to select the interchange configuration several alternatives were studied. The close proximity of Vadnais Boulevard to the north ramps and Owasso Boulevard/Country Drive to the south ramps limits the feasibility of many interchange types. In addition, access to the former Ramsey County Public Works site is an important goal of the project which further limits viable options.

The table below compares the use of signals versus roundabouts at this location. Due to the closely spaced intersections, roundabouts can best meet the project goals.

	Signalized Diamond		Roundabout Diamond	
Traffic Operations Level of Service	- Traffic congestion - Much wider road sections	○	-Better level of service -Increased safety	+
Public Works Parcel Site Access	No direct site access would be allowed off Rice Street	-	Direct site access from Rice Street	+
Multi-modal Accommodation	Rice Street would be 7 lanes wide, making crossing the intersections challenging for pedestrians and bicyclists	-	Rice Street would be 4 lanes wide	+
Construction Cost * (million)	\$16	○	\$13	+
Geometric Considerations	Closely spaced signals would result in a wider road	-	Roundabouts are better accommodated within the tight geometric restrictions of the project area	+
Recommendation	Dismissed due to poor traffic operations and inability to provide direct access to the former Ramsey County Public Works site		Preferred Alternative	

+ Positive - Negative ○ Neutral

* Based on 4/1/2016 Preliminary Alternative Concept Designs- cost estimates are based on construction only, in 2015 dollars.

Implementation of the interchange improvements will allow for the vacant site and the surrounding area to reach it's full potential.

contact

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Roundabouts proposed with new Rice Street bridge

By Sara Marie Moore/Vadnais Heights Editor | Posted: Tuesday, April 26, 2016 6:15 pm

VADNAIS HEIGHTS — A roundabout interchange at Rice Street and I-694 was presented as the potential reconstruction design for the Rice Street bridge by Ramsey County at a Vadnais Heights City Council meeting April 20.

Beth Engum, civil engineer with Ramsey County Public Works, gave a presentation on the benefits of the proposed design. Planers looked at seven possible interchange concepts this winter and recommended the roundabout proposal as its preferred alternative for several reasons.

Roundabouts can accommodate more traffic, said Engum. Studies have shown roundabout intersections can reduce traffic delays by 20 to 30 percent.

One other proposal to reduce the congestion at the busy area was a seven-lane bridge. However, the construction costs and the impact on surrounding properties would have been significant.

The two-lane roundabouts will help with traffic flow while keeping costs down, said Engum. A typical traffic signal would not alleviate the congestion.

“It wouldn’t clear,” said Engum. “It would be frustrating just like it is today.”

Roundabouts have also been shown to improve safety, said Engum. Roundabouts have shown a 39 percent decrease in crashes.

The proposed design also includes roundabouts at two Rice Street intersections north and south of the bridge — County Road E/Vadnais Boulevard and Owasso Boulevard N/Country Drive.

There are also proposed pedestrian areas — a trail on the east and a sidewalk on the west.

Vadnais Heights City Council member Bob Fletcher expressed concern because he thought perhaps it would be hard to get to businesses with the roundabout design. He was also concerned that the roundabout design would take too much land from businesses.

Engum responded that in lieu of a roundabout, a seven-lane bridge would be needed to decrease congestion. That design would require even more land be obtained from local businesses.



Roundabouts proposed with new Rice Street bridge

The proposed design for the new Rice Street bridge at I-694. The design includes roundabouts at freeway junctions and two nearby intersections.

“All of the alternatives have an impact,” said Engum.

Although the preferred alternative is not set in stone, Ramsey County believes it is the best way to go. “We are moving forward,” said Engum. “This accomplishes the majority of our goals.”

The two-lane roundabouts would match up with the two-lane exit off I-694. An additional lane is also being added on I-694 between Rice Street and Lexington Avenue.

Ramsey County is currently seeking funding from the Legislature for the reconstruction of the bridge. A \$20.5 million request is currently being evaluated by the Legislature.

“It's on the table,” said Engum. “We are still very hopeful.”